



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 10, 2013 DRB Case No. 1-PDR-1233592
 Address 3862 Sky View Lane
 Applicant Amgad Saied

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Ellis		x	x			
Herman			x			
Insua					X	
Palmer	x		x			
Simonian			x			
Total			4	0	1	

DRB Decision: Approve with conditions.

1. Landscaping and irrigation shall be installed adjacent to deck. Landscape plan to be reviewed and approved by Planning staff. New plants will match existing hillside plantings (rosemary and acacia).
2. Glass railing shall be treated to minimize glare.
3. Stucco enclosure below deck shall be painted to match preponderant color of existing hillside.
4. No trees shall be planted at the top of the slope adjacent to the flat rear yard.

Overall, the site planning does not change as a result of the project. While the proposed projecting deck will be one of the first for the neighborhood, given the topography of the area and the proposed condition that would require installation of landscaping adjacent to the proposed deck, the project would be appropriate for the site.

Overall, given the topography of the area, the distance between the deck and nearby development and the condition requiring landscape installation adjacent to the deck, the deck will not appear massive in the surrounding built environment.

The proposed deck is simple in design and form. The materials proposed including, simulated wood deck flooring, glass railing and stucco are quality materials, which will compliment the existing residence and the surrounding neighborhood.

DRB Staff Member Roger Kiesel

Notes:
 Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment. The Design Review Board approves the design of project only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.
 If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.
 Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.

